



Charleston Board of Zoning Appeals

AGENDA

8:30 a.m., Thursday, November 14, 2024

City Service Center Conference Room · 915 Quarrier Street

I. Items for Review

CUP-24-0248 & VAR-24-3046

Application of Maria Belcher requesting a conditional use permit for re-use of a historic structure and a variance of the on-site parking requirements in order to establish a Bed & Breakfast and Event Space on the property located at **1500 Kanawha Blvd E.**

II. Approval of minutes for the September 26, October 10, and October 24, 2024 hearings.

Board of Zoning Appeals

Application for Conditional Use Permit



CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Maria Belcher	Address: 1500 Kanawha Blvd., E Charleston, WV 25311
Address: 1325 Quarrier Street, Apt 1 Charleston, WV 25301	Tax Map and Parcel: 20; 279
Phone: 304-767-5101	Zoning District: 11 - Charleston East Corp
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant)

IMPORTANT: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301, or by email to planning@cityofcharleston.org. The following items must accompany this application: 1) a site plan drawn to scale; 2) \$125.00 filing fee in the form of a check or money order made payable to City of Charleston; 3) any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information. 1500 Kanawha Blvd., E will be known as The Ruffner. Our business involves the short-term rental of high quality, furnished accommodations for people seeking temporary lodging, business meetings, and social events. The property will be managed by a small, dedicated team (listed in attachment) responsible for guest relations, event coordination, maintenance, and marketing. Temporary lodging operating hours will vary depending on the arrival time of guests, but the business and social events will be limited to operating between the hours of 8AM - 10PM.

Applicable Section(s) of the Zoning Ordinance Section 3-060-40 (a)

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? Yes, the expansion of the list of allowable re-use of a structure in a historic district specifically lists bed & breakfast and event venue.

Please describe any proposed work to be done on the property. We will be painting several of the rooms inside the venue.

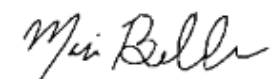
If your request for a conditional use permit is granted, how will others in the area be affected? Prior to our interest in the venue, the home was on the market on several occasions with no offers made. Large historic properties are less and less desirable and manageable for use as single-family dwellings. It is our position that granting a conditional use permit to expand the use of this property will have an overall positive effect on neighbors and community members. The alternative would be for the property to potentially sit vacant and become dilapidated.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? No, as the property is currently zoned for professional office use, the further expansion to include operations such as bed & breakfast and event venue ensures that the integrity of the property is maintained. By utilizing a property in a historic district for these purposes, the overall value and desirability of property in the area will increase. Our operations focus on delivering exceptional guest experiences and will contribute positively to the local hospitality and tourism sectors, as well as preserving a historic property for continued public use.

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? Yes, more specifically, in Section 1-020 (A) as it refers to guiding future growth and development in accordance with Plans, Section 1-020 (B) preventing overcrowding of land (when coupled with our Parking Variance Application), (C) protecting the character and preserving the value of the land and building appropriate to its district, (D) gradual conformity of the uses of a building with the zoning regulations, (E) avoiding congestion in the streets and having particular regard for the traffic and parking capacity (when coupled with our Parking Variance Application), (F) adhering to guides set forth for private entities relating to uses of land and buildings.

The specific section of the Zoning Ordinance that we are applying for a Conditional Use Permit under (Section 3-060-40 (a)) directly names bed & breakfast and event venue as suitable uses for the adaptive re-use of a structure in a historic district.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.



Signature

10/17/2024

Date

The Ruffner LLC

Members:

Cory Stout	1325 Quarrier St., Apt 1 Charleston, WV 25301	304-549-8984	coryfstout@gmail.com
Maria Belcher	1325 Quarrier St., Apt 1 Charleston, WV 25301	304-767-5101	Mariabelcher09@gmail.com
Nikki Koenig McClanahan	1929 Olympus Road Charleston, WV 25314	304-704-4847	Nichole.m.koenig@gmail.com
Drew McClanahan	1929 Olympus Road Charleston, WV 25314	304-610-0259	Mcclanahand15@gmail.com

PARCEL ID: 20-11-0020-0279-0001



Legend

Parcel

 WVParcels

User Notes:

Map created on October 17, 2024

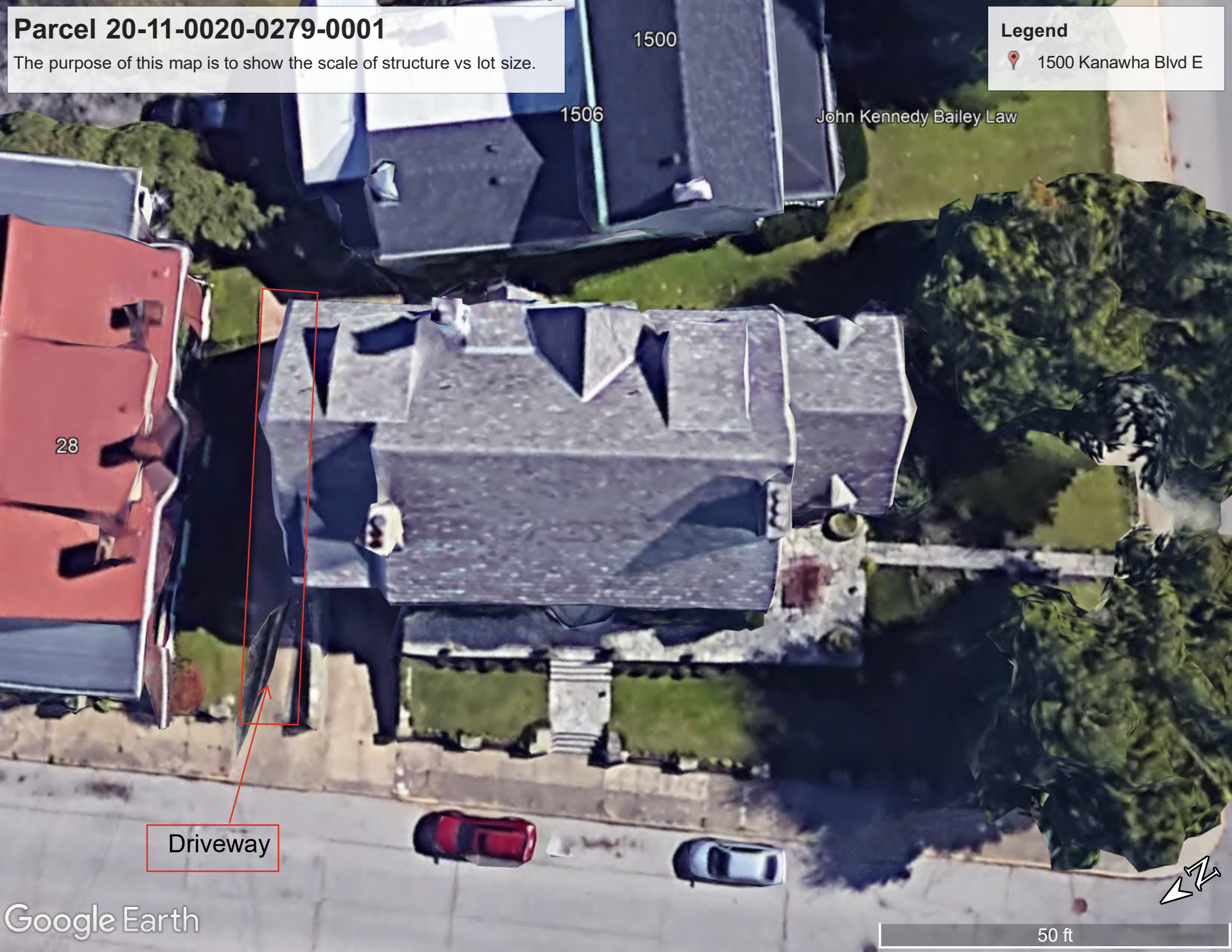
Owner(s):
McStout Properties, LLC
Cory Stout
Maria Belcher
Nikki McClanahan
Drew McClanahan

Address:
1500 KANAWHA BLVD E

Legal Description:
PT LTS 1-2 SUB H D RUFFNER; PROP 75X133
KANAWHA BLVD 1500

Parcel 20-11-0020-0279-0001
The purpose of this map is to show the scale of structure vs lot size.

Legend
📍 1500 Kanawha Blvd E



1500

1506

John Kennedy Bailey Law

28

Driveway

THE RUFFNER

WHERE HISTORY MEETS HOSPITALITY



Partners & Owners

Cory Stout, Maria Belcher, Nichole Koenig McClanahan, Drew McClanahan

Executive Summary

Our business involves the short-term rental of residential property in the Historic East End district of Charleston, WV. Our guests will have the unique opportunity to immerse themselves in our local history while enjoying modern amenities and versatile spaces for a variety of occasions. We will provide high quality furnished accommodations for people seeking temporary lodging, business meetings, and social events. Our operations focus on delivering exceptional guest experiences and contribute positively to the local hospitality sector.

Property Details

Located at 1500 Kanawha Blvd, E, this 7,020 square foot, historic property was built in 1929 and offers a prime location and ample space for short-term rentals and event hosting.

- Prime riverfront location along Kanawha Boulevard
- Walking distance to downtown Charleston attractions and Capitol Complex
- Historic home with modern amenities
- Spacious interiors suitable for events

The property will be managed by a small, dedicated team responsible for guest relations, event coordination, maintenance, and marketing. Partnerships with local cleaning services and caterers will be established to ensure high-quality guest experiences. This business plan aims to create a unique, upscale accommodation and event space that will contribute to Charleston's tourism industry while preserving and showcasing a piece of the city's architectural heritage.

Core Operations

Airbnb Accommodations

- 6 luxuriously appointed guest rooms
- Self check-in system for seamless guest arrivals
- Housekeeping and maintenance services
- Virtual concierge support

Event Space Rentals

- Grand Ballroom accommodating up to _____ guests
- Intimate garden area for outdoor events
- Catering (from approved vendor list only)
- Flexible spaces for corporate retreats, private parties, and more

Target Markets

Tourism

- Tourists visiting Charleston for leisure
- Executives/Leadership for sporting events, festivals, etc.

Professional

- Business travelers attending conferences or extended work assignments
- Corporate clients for retreats, meetings, and trainings

Social

- Local residents hosting special events
- Couples seeking intimate, unique wedding venue
- Small groups seeking

Competitive Advantage

The property's unique combination of historic charm, prime location, and versatile spaces sets it apart from standard hotel accommodations and event venues in the area. Its position on Kanawha Boulevard offers easy access to downtown while providing a scenic riverfront setting.

 Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Maria Belcher	Address: 1500 Kanawha Blvd., E Charleston, WV 25311
Address: 1325 Quarrier Street, Apt 1 Charleston, WV 25301	Tax Map and Parcel: 20; 279
Phone: 304-767-5101	Zoning District: 11 – Charleston East Corp
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant)

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A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.** The parking for this structure to operate in its current state as a single-family home is sufficient, with three spots on two parking pads. However, under new ownership and with the transition to a short-term rental facility, there is a need for additional parking to accommodate guests. We are requesting a parking variance to accompany our Conditional Use Permit which will allow for the structure at 1500 Kanawha Blvd., E to operate as a bed & breakfast and event venue. The venue's location within the East End neighborhood creates the need for alternate parking solutions. We have two solutions for occasions when parking needs extend beyond what the property can host on-site: 1) Proximity to parking garages (private and public) coupled with hired private shuttle service, 2) parking agreements with neighboring businesses. With its proximity to public parking, we have partnered with Link Auto for shuttle service to transport guests to-and-from the venue. We also have an agreement with the Four Points by Sheraton to utilize their parking garage and coordinate with their shuttle or hire our own shuttle service during normal business hours and after hours for special events. The YWCA has given us written permission to use their lot at 1426 Kanawha Blvd., E outside of normal business hours.

Applicable Section(s) of the Zoning Ordinance Section 23-060-01

Please describe the proposed work to be done on the property. There is no work needed on the property.

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? The day-to-day operations of the property will not adversely affect the neighbors or limit the parking in the neighborhood. On the occasion that the venue will host an event that requires the accommodation of parking beyond what we are able to provide on-site, the guests will be instructed to park in the assigned neighboring lots and/or utilize the parking garages with hired shuttle service.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions on a property that may create an unnecessary hardship and prevent reasonable use of the land. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Is your situation due to unique circumstances that are not shared by other land in the district?

Yes, our circumstance is unique because of the sheer scale of the structure on the property compared to the lot size. The structure takes up a large majority of the lot, and with the intended use of the property, it would not be appropriate or historically accurate to remove the stonework and landscaping to create additional parking pads on the riverfront portion of the property. Aerial view and parcel map attached.

Without a variance, are you deprived of all beneficial use of your land? Yes, we have purchased this property with the intention to operate it as a bed & breakfast and event venue. Preventing this project from receiving a parking variance would inhibit its use. It is a large, stately home on Kanawha Blvd., that was on the market for a significant amount of time, without interest in its continued use as a single-family dwelling. Utilizing this venue as a short-term rental will safeguard historical

significance and ensure responsible maintenance.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No, in fact, the application for a parking variance is to ensure that the character of the East End and surrounding community is not impacted negatively in the event that the property would remain unsold, potentially become vacant, and subsequently dilapidated.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed? Yes, more specifically, in Section 1-020 (A) as it refers to guiding future growth and development in accordance with Plans, Section 1-020 (B) preventing overcrowding of land, (C) protecting the character and preserving the value of the land and building appropriate to its district, (D) gradual conformity of the uses of a building with the zoning regulations, (E) avoiding congestion in the streets and having particular regard for the traffic and parking capacity, (F) adhering to guides set forth for private entities relating to uses of land and buildings by securing dedicated off-street parking.

The specific section of the Zoning Ordinance that we are requesting a variance from (Section 23-060-01) addresses the "Minimum Parking Space Requirements." As a commercial space, we fall under two categories: "Assembly Hall without Fixed Seats" which requires 1 parking spot per 250 square feet, and "Bed & Breakfast" which requires 1 parking spot per guest room (6 guest rooms). Combining these two numbers brings us to a total of 14 parking spaces. As our property exists, there are three parking spots on two parking pads, which does not meet the minimum requirements. As a result, we are applying for a parking variance to allow for our business operations to proceed because we have secured dedicated off-street parking at neighboring businesses and private garages in close proximity to the property to account for the 14 spots that are needed.

5.) Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community? Yes, we are not asking to alter the property in any way, instead, we are asking for a Parking Variance to allow for the venue to host events that may occasionally have a guest count that is larger than our on-site parking can accommodate. Our agreements and partnerships will ensure that even though we do not have sufficient parking available on our property, our guests will have readily accessible parking and transportation that will not impede the health, safety, and welfare of the neighborhood and community.

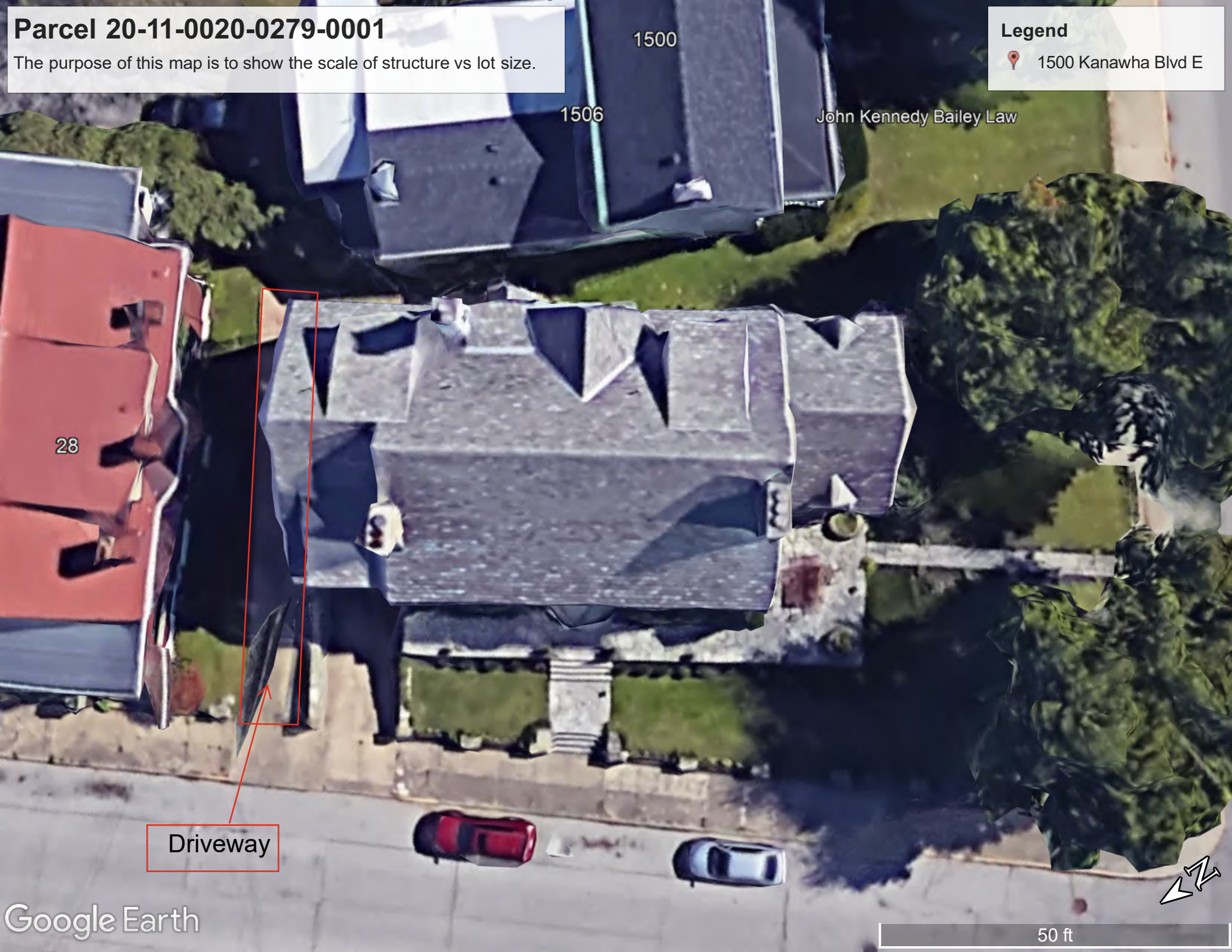
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Miri Bell
Signature

10/17/2024
Date

Parcel 20-11-0020-0279-0001
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Legend
📍 1500 Kanawha Blvd E



28

1500

1506

John Kennedy Bailey Law

Driveway



PARCEL ID: 20-11-0020-0279-0001



Legend

Parcel

 WVParcels

User Notes:

Map created on October 17, 2024

Owner(s):
M&S Properties LLC
Cory Stout
Maria Belcher
Nikki McClanahan
Drew McClanahan

Address:
1500 KANAWHA BLVD E

Legal Description:
PT LTS 1-2 SUB H D RUFFNER; PROP 75X133
KANAWHA BLVD 1500